

TOWN OF MONTVILLE
Department of Land Use & Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779 - Email: lburdick@montville-ct.org

MEMORANDUM FOR THE RECORD

July 25, 2023 PZC Meeting
Prepared by *Liz Burdick*, Director
on 7/12/23

Property Address: 669 Route 163 (Oakdale Rd – Parcel ID 038-056-000), CT
Application: PZ #23 SITE 8
Applicant(s): VCP Montville LF, LLC C/O James Cerkanowicz
Property Owner(s): Town of Montville
Attorney: N/A
LS/PE: Weston & Sampson Engineers, Inc.
Lot Size: 29.09 acres (1,267,160SF)
Lot Frontage: 1,051-feet +/- on CT Route 163 (Needs verifying by LS)
Zoning District: Government
Public Water/Sewer: Municipal sewer and well
Wetlands/Watercourses: Yes.
Flood Hazard Zone: Yes.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: No.
Legal: Submitted to Land Use Dept. on 6/7/2023. Date of Receipt 6/27/2023, DRD 8/30/202, Tabled from the 6/27/2023 meeting.

PROPOSAL: Applicant states "Proposed 600 KW AC ground mounted solar array to be installed on the capped town landfill & interconnected to the Eversource grid via a new primary metered service."

INLAND WETLANDS COMMISSION: Application for regulated activities pending 7/20/23 IWC meeting.

STATE OF CT DEPT. OF HEALTH: N/A.

UNCAS HEALTH DISTRICT: See comments received 6-12-23 – "No comments."

TOWN ENGINEER: See outstanding comments dated 6-22-23.

FIRE MARSHAL: See (verbal) comments dated 6-23-23 – "No comments."

BUILDING DEPT.: See comments dated 6/21/23 - "N/A."

WPCA: See comments dated 6-12-23 - "No concerns."

ASST. PLANNER: See outstanding comments dated 7/7/23.

STCT DOT: N/A.

OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA): N/A.

STCT DEEP: Please submit copies of and advise status of CT DEEP permits required for this project (CT Stormwater Construction General Permit and Landfill Disruption Authorization).

BOND: A Soil Erosion and Sediment Control (SESC) bond estimate shall be submitted for review and approved by the Town Engineer.

PLANNER: Please be advised of the following comments regarding my review of the application, supporting documentation and plan set entitled "Town of Montville Landfill Solar PV Development, 669 Route 163, Montville, CT, Prepared by Weston & Sampson Engineers, Inc., Dated June 6, 2023":

WESTON & SAMPSON REPORT DATED 6/20/23:

1. Erosion & Sediment Control Plan Narrative Sec. 2 states "There is no grading proposed for this project." It is impractical to think there will be no grading given current existing conditions at the top of the landfill.
2. E & S Control Plan Narrative Sec. 2 page 1 of 2 appears to suggest the existing access "road" (driveway) to the project area will not be improved. The driveway needs to be improved to accommodate the new use and a maintenance plan for regular clearing of vegetation shall be included on the plan set.
3. E & S Control Plan Narrative Sec. 2 sheet 1 of 2 states "a concrete washout basin is proposed is proposed near the construction entrance/exit." No basin is shown on the plan set.
4. Stormwater Report Conclusion, page 4 of 4 states "The analysis shows no change in peak discharge runoff rates for post-development conditions compared to predevelopment" and "No stormwater management system is proposed as there is no increase in stormwater runoff of volume. Similarly, water quality volume calculations and treatment per the 2004 Connecticut Stormwater Quality Manual are not provided for this project." Water quality volume calculations and treatment per the 2004 Connecticut Stormwater Quality Manual shall be provided for the project area.

COVER SHEET:

1. Revise to show "Proposed Solar *Photovoltaic* (PV) Development, Town of Montville Landfill, 669 Route 163, Oakdale, CT."

PLAN SET:

1. Plan is incomplete in that it does not comply with all sections of the Montville Zoning Regulations, including, but not limited to, Section 17 (Site Plans) & Section 18 (Parking, inc. Access Drives) and that no grading & drainage plan sheet has been provided and water quality volume calculations & treatment per the 2004 Connecticut Stormwater Quality Manual have not been provided for the project area. Also, sheet C001 shall be revised to add note for removal/remediation plan.

STAFF RECOMMENDATION: Pending.